



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
MAY 24, 2022
9:00 A.M.**

**Cumulative Attendance
2/2022 through 1/2023**

Board Members

Present Absent

Mark Booth, Chair	P	4	0
Chris Evert, Vice Chair	P	4	0
Justin Beachum	P	3	1
Julie Lurie	A	0	4
Michael Madfis	P	3	1
William Marx	P	4	0
Terry Nolen	P	4	0

Alternates

Lakhi Mohnani (until 9:05)	P	3	1
Kyle Sawchuk	A	0	4

Staff Present

Kymberlee Curry Smith, Board Attorney
Marie Arias, Administrative Assistant
Katie Williams, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hassan, Assistant City Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Thomas Corley, Building Inspector
Alejandro DelRio, Building Inspector
Nash Madic, Building Inspector
Jorge Martinez, Building Inspector
Joe Pasquariello, Assistant Building Official
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE10042895: Eldred Oates; Beverly Oates	BE21100212: Rehema Golding
CE20020822: Ana Knezevich	BE21020069: Miguel Pilgram
BE21110142: Oleksandr Dmytriiev	BE21060093: Paula Jean Ehmke
BE21090310: Yitzhak Rivero	BE21080079: Steven Fisher; Michael Rohael
BE22020131: Vanessa Garcia	BE21100138: Zachary Heissner
BE21060132: Patricia and Peter Holmes	21030297LDiego Urdanivia
CE19081611: Alberto Polanco; Liana Lopez	

The meeting was called to order at 9:02 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE20020822

1740 NE 49 ST
KNEZEVIC, ANA

This case was first heard on 1/26/21 to comply by 4/27/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the property was not in compliance. Permit applications required corrections.

Ana Knezevich, owner, described progress at the property and said they were awaiting input from the architect and general contractor. She requested 60 days.

Motion made by Mr. Madfis, seconded by Mr. Beachum to grant a 91-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21110142

110 SE 11 AVE
DMYTRIIEV, OLEKSANDR S

Service was via posting at the property on 5/3/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
STEEL AND WOOD FENCE WITH A GATE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Oleksandr Dmytriiev, owner, agreed to comply.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE10042895

1041 NW 23 AVE
OATES, ELDRED

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and service were as noted in the agenda. The property was in compliance, fines had accrued to \$18,690 and the City was requesting no fine be imposed.

Eldred Oates, owner, described his efforts to comply.

Alejandro DelRio, Building Inspector, recommended no fine be imposed.

Motion made by Mr. Marx, seconded by Mr. Nolen to impose no fine. In a voice vote, motion passed 6-0.

Case: BE21090310

2211 SW 29 AVE
DIAZ, ERNESTO LE
RIVERO, YITZHAK LE ET AL

Service was via posting at the property on 5/4/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
GLASS BLOCK REPLACEMENT FOR CONCRETE BLOCK AND STUCCO.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Yitzhak Rivero, owner, said he had hired an architect and he needed to know what to do to comply.

The project manager said this owner had removed decorative shutters, not closed in a window. She requested more than 35 days. Inspector Saragusti explained that the property tax records show a window opening where the new stucco was applied without permits.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 8/23/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE22020131

94 SW 24 AVE
US HOUSING EQUITY FUND LLC

Service was via posting at the property on 5/4/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN CABINETS, CEMENT BOARD AND TILE IN SHOWER, PLUMBING FIXTURES REMOVED, AIR HANDLER REMOVED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He said the permit application was awaiting client response.

Vanessa Garcia, property manager, said they were working on the corrections now. She requested more than 35 days.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE21060132

1618 SE 14 ST
HOLMES, PETER F

Service was via posting at the property on 5/3/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW FENCE WITHOUT PERMIT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He stated the permit application had been awaiting client reply since July 15, 2021

Patricia Holmes, the owner's wife, said they had pressure washed the fence, not replaced it. Peter Holmes, owner, said the neighbor had installed a fence on their property. They stated the neighbor had a permit for the fence. Ms. Holmes said they had gone to the City and been told they did not need a permit to wash the fence. Inspector Saragusti stated a permit was needed for picket replacement.

Mr. Madfis said if the neighbor pulled a permit, the fence must be on his property. Mr. Holmes stated he had a survey and knew the fence was on his property, not the neighbor's. The neighbor's permit was for one section of fence and the portion on the Holmes' property was beyond the permit.

Joe Pasquariello, Assistant Building Official, said the Board of Rules and Appeals had determined that the homeowner's signature was not required on a permit application and that a permit was required for any fence repair. He offered to help the Holmeses through the process for pulling a permit for the portion of the fence that was on their property.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 4-2 with Mr. Booth and Mr. Marx opposed

Case: CE19081611

977 NW 53 ST
961 NW 53 LLC

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the property was not in compliance.

Alberto Polanco, tenant, said they had discontinued a project after the pandemic. He said an electrical panel had been replaced with a permit. He was in the process of permitting the new air conditioner unit. He stated he was working with the engineer and architect to respond to the comments on the application. He noted this work had been done by a previous tenant. Mr. Polanco requested 35 days.

Motion made by Mr. Marx, seconded by Mr. Beachum to grant a 35-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21100212

916 NW 3 AVE
916 NW 3RD AVENUE LLC

This case was first heard on 2/22/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance.

Rehema Golding, property manager, said they only needed to install the meter cans and requested 35 days. Inspector Saragusti stated he must reinspect the property.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 35-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21020069

1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and he did not recommend an extension.

Miguel Pilgram, owner, said his engineer had contracted COVID and causing a delay. Mr. Pilgram requested an extension.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 35-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21060093

1400 SW 18 CT
EHMKE, PAULA JEAN & RICHARD

This case was first heard on 2/22/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the permits were in progress.

Paula Jean Ehmke, owner, requested a 60-day extension.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 91-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21080079

1016 E LAS OLAS BLVD
LAS OLAS BOULEVARD LTD
% AMERA PROPERTIES INC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, said permit applications had been submitted.

Steven Fisher, tenant, said the permit applications were in process and requested 60 days.

Motion made by Mr. Nolen, seconded by Mr. Beachum to grant a 91-day extension to 8/23/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE21100138

403 SW 11 AVE
HEISSNER, ZACHARY G

This case was first heard on 2/22/22 to comply by 3/22/22. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended a 35-day extension.

Zachary Heissner, owner, described his efforts to comply and requested 35 days.

Motion made by Mr. Nolen, seconded by Mr. Marx to grant a 35-day extension to 6/28/22, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE22010033

1952 NW 9 AVE
SUNTRAX CORP
% HADIGA HAIDER

Service was via posting at the property on 4/27/22 and at City Hall on 5/10/22.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCES OR WALLS BUILT IN THE REAR OF THE PROPERTY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE21030297

1208 NE 12 AVE
JARAMILLO, VANESSA;
URDANIVIA, DIEGO

Service was via posting at the property on 4/27/22 and at City Hall on 5/10/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
EXTENSIVE INTERIOR REMODELING INCLUDING ELECTRICAL AND PLUMBING

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He had spoken with the owner earlier and he agreed to comply within 35 days.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE21120141

1220 NE 16 AVE

CHARRON FAM TR

CHARRON, NORMAND TRUSTEE

Service was via posting at the property on 5/3/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CARPORT ENCLOSURE, NEW WINDOWS, FENCE, COMPLETE RENOVATION.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE19070367

100 S GORDON RD

REED, YVONNE E

Service was via posting at the property on 5/4/22 and at City Hall on 5/10/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. INTERIOR RENOVATION.

Inspector Saragusti presented the case file into evidence and said the case was begun in 2019. The City had received a fax from the owner with a letter from a medical doctor indication the owner was dealing with cancer. He recommended a 91-day extension or a fine of \$50 per day.

Ms. Hasan said the City wished to proceed, noting the case was three years old. She added that the City had previously agreed to work with the owner but that had not occurred. She reported the owner had an attorney who could not appear today due to schedule conflicts. She suggested a mandatory reappearance after 90 days, when the attorney could present a plan for compliance. Ms. Hasan stated and there had been a "flurry and frenzy of activity" the previous day contacting Mayor Trantalis, City Commissioners, and the Building Department to request another continuance, but there had been no contact with the Building inspector or any action to comply.

Motion made by Ms. Evert, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 6/28/22, or a fine of \$100 per day would begin to accrue and to record the order and ordered the respondent or her representative to attend the 6/28/22 hearing. In a voice vote, motion passed 5-1 with Mr. Booth opposed.

Case: BE21110145
92 HENDRICKS ISLE
SUN RE 1 LLC

This case was first heard on 1/25/22 to comply by 3/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Nash Madic, Building Inspector, reported the property was not in compliance and he felt the owner was dragging his feet. He added that the property was unsafe, with exposed rebar, and it was occupied.

The Board took no action.

Case: BE21080069
420 SW 18 AVE
LE, CHRIS

This case was first heard on 1/25/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Nash Madic, Building Inspector, reported the permit application had been awaiting corrections since September 30, 2021. He did not recommend an extension.

The Board took no action.

Case: BE21100149
120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 1/25/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and he did not recommend an extension. He stated a permit was in process.

The Board took no action.

Case: BE21120017
3448 SW 22 ST
SUNSHINE STATE HOUSES LLC

This case was first heard on 3/22/22 to comply by 5/24/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported The property was not in compliance and he did not recommend an extension.

The Board took no action.

Case: BE21060082
1600 POINSETTIA DR
VEST, AUSTIN
CARROLL, JAMES ET AL

This case was first heard on 1/25/22 to comply by 4/26/22. Violations and service were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Motion made by Ms. Evert, seconded by Mr. Nolen to find the property was not in compliance by the ordered date and to impose the \$250 fine. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Ms. Evert, seconded by Mr. Nolen to enter the closed and withdrawn cases listed on page 10 of the agenda into the record. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Madfis, seconded by Mr. Nolen, to approve the minutes of the Board's April, 2022 meeting. In a voice vote, motion passed unanimously.

Board Discussion

Mr. Madfis requested the agendas be printed on two sides to save paper. Ms. Willimas agreed.

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

There being no further business to come before the Board, the meeting adjourned at 10:23 AM.
a.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference. Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.